

**Summary of a Meeting  
Committee on Zoning, Landmarks & Building Standards  
Meeting of April 5, 2016**

**NO. TAD-543 (37<sup>th</sup> WARD) ORDINANCE REFERRED (2/10/16)**  
**DOCUMENT # SO2016-713**

**PASS AS AMENDED**

**Amendment of Municipal Code Titles 4, 16, and 17 to regulate Adult Establishments**

**NO. A-8212 (46<sup>th</sup> WARD ) ORDINANCE REFERRED (2/10/16)**  
**DOCUMENT # O2016-711**

**Common Address:** 4830-4838 N Sheridan Road

**Applicant:** Alderman James Cappleman

**Change Request:** B3-2 Community Shopping District to B2-5 Neighborhood Shopping District

**NO. A-8213 (34<sup>th</sup> WARD ) ORDINANCE REFERRED (2/23/16)**  
**DOCUMENT # O2016-2554**

**Common Address:** 12201-59 S Ashland Ave

**Applicant:** Alderman Carrie M Austin

**Change Request:** Residential Planned Development No. 901 to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8211 (25<sup>th</sup> WARD ) ORDINANCE REFERRED (2/10/16)**  
**DOCUMENT # O2016-712**

**Common Address:** 600-630 W Cermak

**Applicant:** Alderman Daniel Solis

**Change Request:** Business Planned Development No. 1245 to C3-3 Commercial, Manufacturing and Employment District

**NO. A-8202 (19<sup>th</sup> WARD) ORDINANCE REFERRED (2/10/16)**  
**DOCUMENT # O2016-738**

**Common Address:** 2712-56 W 111<sup>th</sup> St

**Applicant:** Alderman Matthew O'Shea

**Change Request:** C1-1 Neighborhood Commercial District to B1-1 Neighborhood Shopping District

**NO. A-8203 (19<sup>th</sup> WARD) ORDINANCE REFERRED (2/10/16)**  
**DOCUMENT # O2016-738**

**Common Address:** 2733-59 W 111<sup>th</sup> St; 11100-11110 S Fairfield Ave

**Applicant:** Alderman Matthew O'Shea

**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8201 (19<sup>th</sup> WARD ) ORDINANCE REFERRED (2/10/16)**  
**DOCUMENT # O2016-740**

**Common Address:** 11000-11064 South Western Ave; 2400-14 W 111<sup>th</sup> St

**Applicant:** Alderman Matt O'Shea

**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

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**NO. A-8204 (19<sup>th</sup> WARD ) ORDINANCE REFERRED (2/10/16)**  
**DOCUMENT # O2016-735**

**Common Address:** 2600-2704 West 111<sup>th</sup> St  
**Applicant:** Alderman Matt O'Shea  
**Change Request:** C1-1 Neighborhood Commercial District to B1-1 Neighborhood Shopping District

**NO. A-8205 (19<sup>th</sup> WARD ) ORDINANCE REFERRED (2/10/16)**  
**DOCUMENT # O2016-734**

**Common Address:** 2501-59 West 111<sup>th</sup> St  
**Applicant:** Alderman Matt O'Shea  
**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8207 (19<sup>th</sup> WARD ) ORDINANCE REFERRED (2/10/16)**  
**DOCUMENT # O2016-732**

**Common Address:** 10901-29 S Western Ave  
**Applicant:** Alderman Matt O'Shea  
**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. 18619 (42<sup>nd</sup> -- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #O2016-52**

**PASS AS REVISED**

**Common Address:** 346 – 58 N. Union Street & 347 – 357 N. Halsted Street  
**Applicant:** Chicago Self Storage II, LLC  
**Owner:** Chicago Self Storage II, LLC  
**Attorney:** Katrina S. McGuire / Bernard I. Citron c/o Thompson Coburn, LLP  
**Change Request:** DS-5 Downtown Service District to DX-5 Downtown Mixed-Use District then to a Residential Planned Development  
**Purpose:** Proposed construction of a 38 story, 373 unit residential dwelling building with a height of 450' with 145 parking spaces and 77 bicycle spaces

**NO.18487 (28<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6378**

**PASS AS REVISED**

**Common Address:** 1341-1345 South Fairfield Ave  
**Applicant:** Sinai Health System  
**Owner:** City of Chicago  
**Attorney:** David Narefsky  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Multi Unit District and then to Institutional Planned Development No. 49, as amended  
**Purpose:** Hospital; Day Care; Government-operated Health Center; Wireless Communications Facilities; Accessory Uses serving principal uses located throughout the Planned Development, as amended; and Retail-Sales-General, provided that (i) such use shall be permitted only within the Ambulatory Care Center and (ii) the total square footage devoted to such uses shall not exceed 12,000 square feet in the aggregate

**NO.18605 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8490**

**PASS AS REVISED**

**Common Address:** 820-850 West Lake St; 200-208 North Green Street; 201-209 North Green Street

**Applicant:** 200 Green Developer LLC

**Owner:** See application for list of owners

**Attorney:** Rich Klawiter & Katie Jahnke Dale

**Change Request:** C1-1 Neighborhood Commercial District to C3-5 Commercial, Manufacturing and Employment District and then to a Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the C1-1 Neighborhood Commercial District to the C3-5 Commercial, Manufacturing and Employment District then to a Business Planned Development to permit the construction of an approximately 11-story plus penthouse hotel with ground floor commercial and retail uses, accessory parking and accessory and incidental uses

**NO. 18658-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-649**

**AMENDED TO TYPE 1**

**Common Address:** 1410 W. Huron St., Chicago, IL

**Applicant:** McNamara Builders Inc.

**Owner:** McNamara Builders Inc.

**Attorney:** Law Office of Mark J. Kupiec & Assoc.

**Change Request:** RS-3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces (garage); no commercial space; 3 story, height 38'.

**NO.18614 (25<sup>th</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-47**

**PASS AS REVISED**

**Common Address:** 1830 – 58 West 19<sup>th</sup> Street

**Applicant:** The National Museum of Mexican Art

**Owner:** Chicago Park District

**Attorney:** Sylvia C. Michas c/o Chico & Nunes P.C.

**Change Request:** Institutional Planned Development #639 to Institutional Planned Development #639 as amended

**Purpose:** The one-story brick building, which currently operates as the National Museum of Mexican Art, will remain. The zoning amendment is required in order to permit a surface parking lot, containing fifty (50) parking spaces, within the Property. The proposed surface parking lot will be accessory to the museum's operation and serve the museum's patrons.

**NO.18502 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6393**

**PASS AS REVISED**

**Common Address:** 1320-1354 S Michigan Ave; 64-80 E 14<sup>th</sup> St

**Applicant:** SMAT, LLC

**Owner:** Please see application for list of owners

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** DX-7 Downtown Mixed Use District to a Residential Business Planned Development

**Purpose:** The proposed zoning amendment is to plan the development of the property within a Residential Business Planned Development with Sub-Areas A, B and C. Sub-Area A is proposed to be developed with a 48 story residential building with a zoning height of 495' containing 500 units, retail space on the ground floor and 240 on-site parking spaces. The existing 1 story retail building and 7 story residential building in Sub-Area B and the 2 story bank building in sub-Area C will remain.

**NO.18522 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6414**

PASS AS REVISED

**Common Address:** 2109-2135 S Wabash Ave

**Applicant:** DK Acquisitions

**Owner:** Chicago Title Land Trust

**Attorney:** Katriina S. McGuire

**Change Request:** DX-5 Downtown Mixed-Use District and DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District and then to a Residential Business Planned Development

**Purpose:** To redevelop the site with a proposed 256' tall building with a maximum of 275 residential dwelling units, a hotel, commercial and retail uses. A total of 103 parking spaces and 53 bicycle spaces will be provided.

**NO.18599-T1 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8484**

AMENDED TO TYPE 1

**Common Address:** 2430 W Cortez St.

**Applicant:** James Noonan

**Owner:** James Noonan

**Attorney:** Gordon & Pikarski

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The property will be used as three residential dwelling units with no commercial space. Three parking spaces will be provided on site, The building will reach a height of 38 feet

**ZONING EXCEPTION**

**APPLICANT:** MAE BELLE TAVERN & GROCERY

**PREMISES AFFECTED:** 1415 N WOOD ST

**SUBJECT:** Application for the Approval of an Administrative Adjustment

**FILE NUMBER:** 16-021-AA

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE****Business ID Signs**

<b><u>Doc#</u></b>	<b><u>Ward</u></b>	<b><u>Location</u></b>	<b><u>Permit Issued To</u></b>
Or2016-131	48	4920 N Kenmore Ave	Parvin-Clauss Sign Company
Or2016-130	48	6331 N Broadway	Corporate ID Solutions
Or2016-147	47	3914 N Lincoln Ave	SIGNAMAX
Or2016-146	47	3914 N Lincoln Ave	SIGNAMAX
Or2016-145	47	3914 N Lincoln Ave	SIGNAMAX
Or2016-144	47	3914 N Lincoln Ave	SIGNAMAX
Or2016-143	44	1300 W Belmont	Poblocki Sign Company
Or2016-141	44	1300 W Belmont	Poblocki Sign Company
Or2016-140	41	American Airlines Airport Hanger	Midwest Sign & Lighting
Or2016-126	32	1755 W Armitage Ave	Poblocki Sign Company
Or2016-129	32	2545 W Diversey	Parvin-Clauss Sign Company
Or2016-127	32	1520 W North Ave	DeSign Group Signage
Or2016-125	32	1520 W North Ave	DeSign Group Signage
Or2016-128	32	1701 W North Ave	Icon Identity Solutions
TBD	31	4501 W Belmont	M-K Signs
TBD	31	4501 W Belmont	M-K Signs
Or2016-124	28	2526 W Cermak Rd	The Holland Design Group
Or2016-122	28	939 S Western Ave	View Chicago
Or2016-148	27	800 W Madison	South Water Signs
Or2016-123	26	3518 W Division	Novak Electric
TBD	25	520 W Taylor	Olympic Signs Inc
TBD	25	707 W Harrison	Volkan Sign and Lighting
TBD	25	707 W Harrison	Volkan Sign and Lighting
TBD	25	707 W Harrison	Volkan Sign and Lighting
Or2016-121	23	5115 S Millard	Omega Signs and Lighting
Or2016-139	21	1550 W 88 <sup>th</sup> St	AD Deluxe Sign Co.
Or2016-138	21	1550 W 88 <sup>th</sup> St	AD Deluxe Sign Co.
Or2016-142	20	4835 S Ashland Ave	Corporate ID Solutions
Or2016-136	3	1255 S Wabash	Volkan Sign & Lighting
Or2016-135	3	1255 S Wabash	Volkan Sign & Lighting
Or2016-134	3	232 E 47 <sup>th</sup> St	J Bees Casual & Sportswear

**DOC# Or2016-137 (2<sup>nd</sup> WARD) ORDER REFERRED (3-16-16)**

Waiver of Building Permit Fees for the property located at 2047 W Thomas St.